Utility-Scale Solar Policy Approaches & Best Practices

Beyond Solar Ordinances

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ABOUT THE BERKLEY GROUP

- Local Government Consultant, Based in Virginia
- Focus of Services
- Involvement with Utility-Scale Solar Facilities

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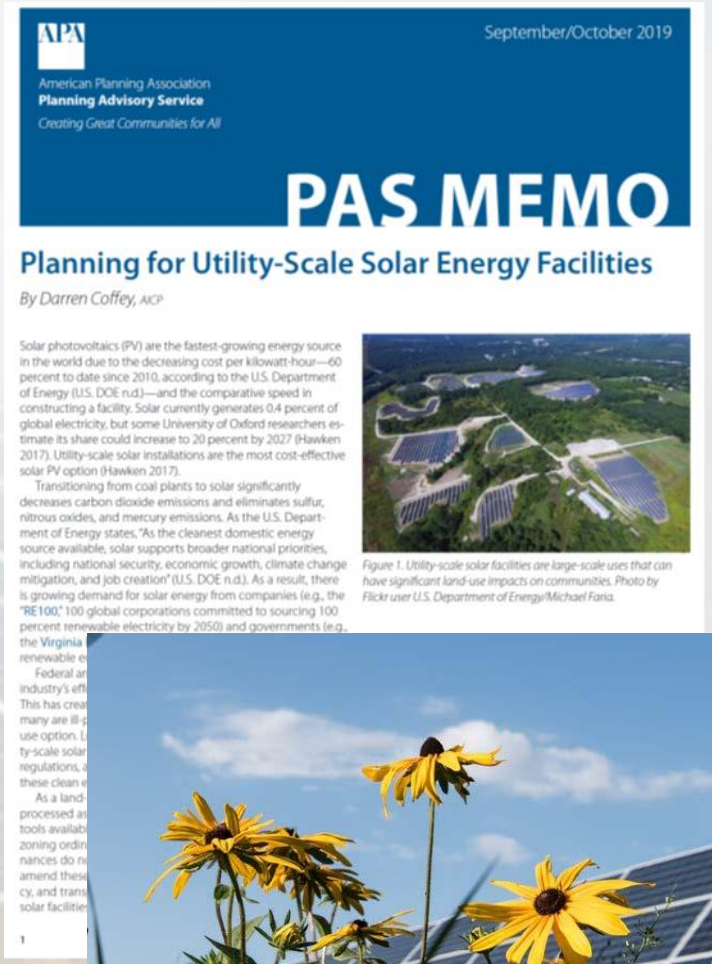
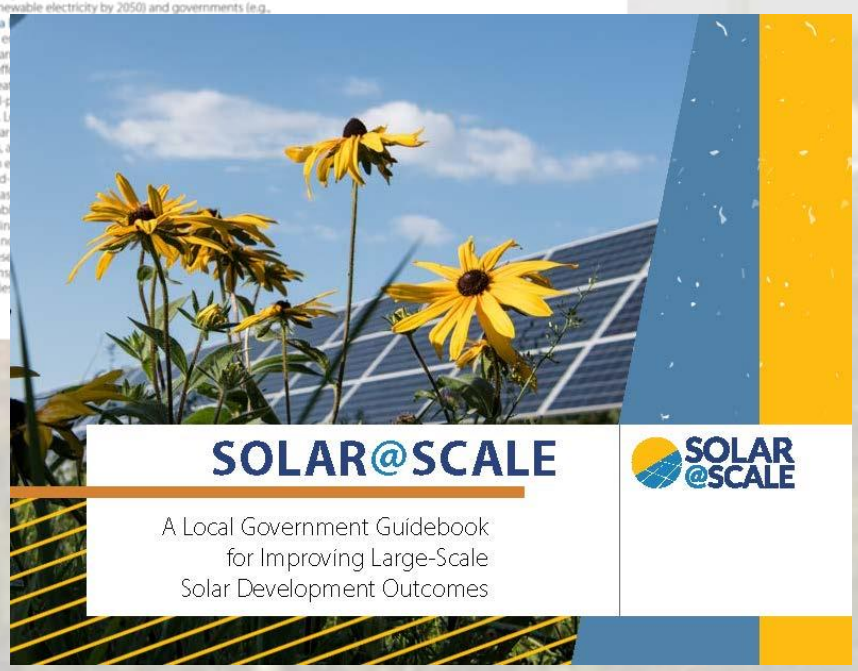
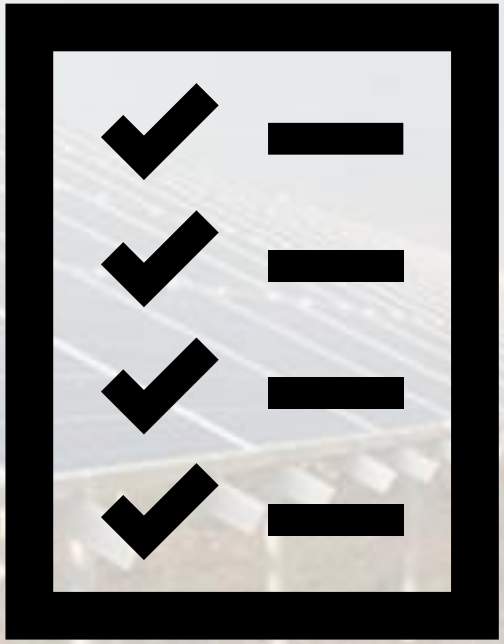




POLICY APPROACHES & BEST PRACTICES

- Importance of Comprehensive Plan Policies
  - Informs development of regulations
  - Informs action on 2232 review
  - Informs action on use permit
  - Informs siting agreement



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POLICY APPROACHES & BEST PRACTICES

- Appropriateness and community input regarding facilities;
- Design, siting/location, and size and scale considerations;
- Acceptable and unacceptable impacts to recreational, natural, cultural, and historical resources;
- The relationship between these uses and agricultural uses and/or areas suitable for agriculture, as well as other community development goals;
- Desired and expected economic outcomes; and
- Potential financial, infrastructure, service, and social benefits to the community.

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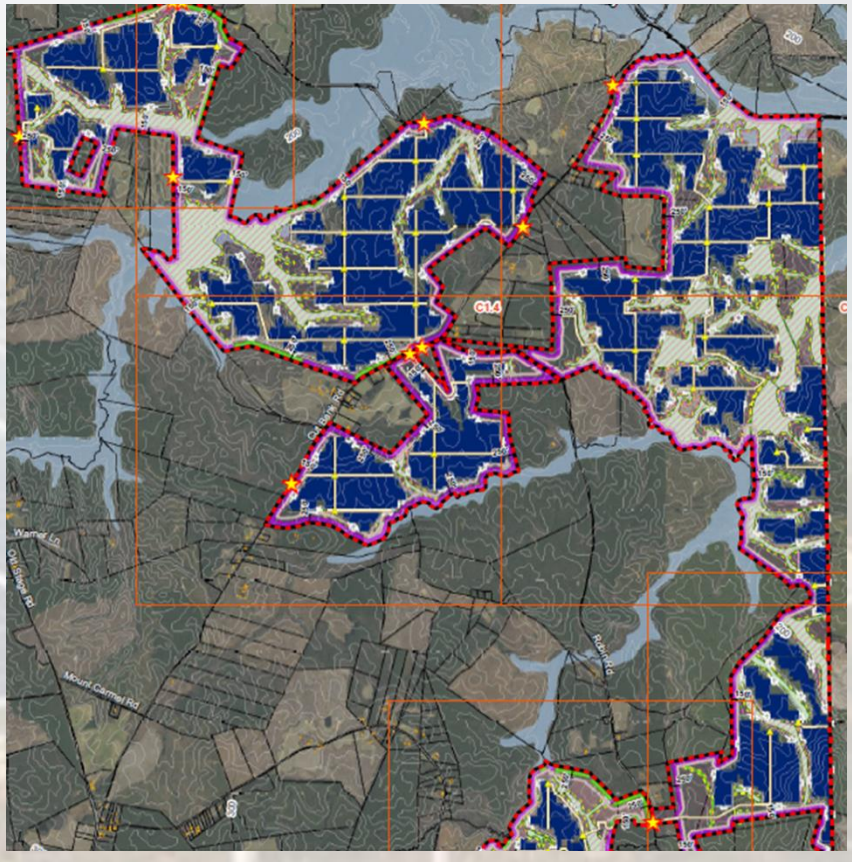
Use Allowed, Scale, and Location

- How is the use defined?
- How large can it be?
  - Maximum project area, panel coverage, rated capacity
- Where can it be located?
  - Minimum distances from municipal boundaries, other facilities, identified resources
  - Density of facilities, county-wide or within a defined area
  - distances to transmission infrastructure



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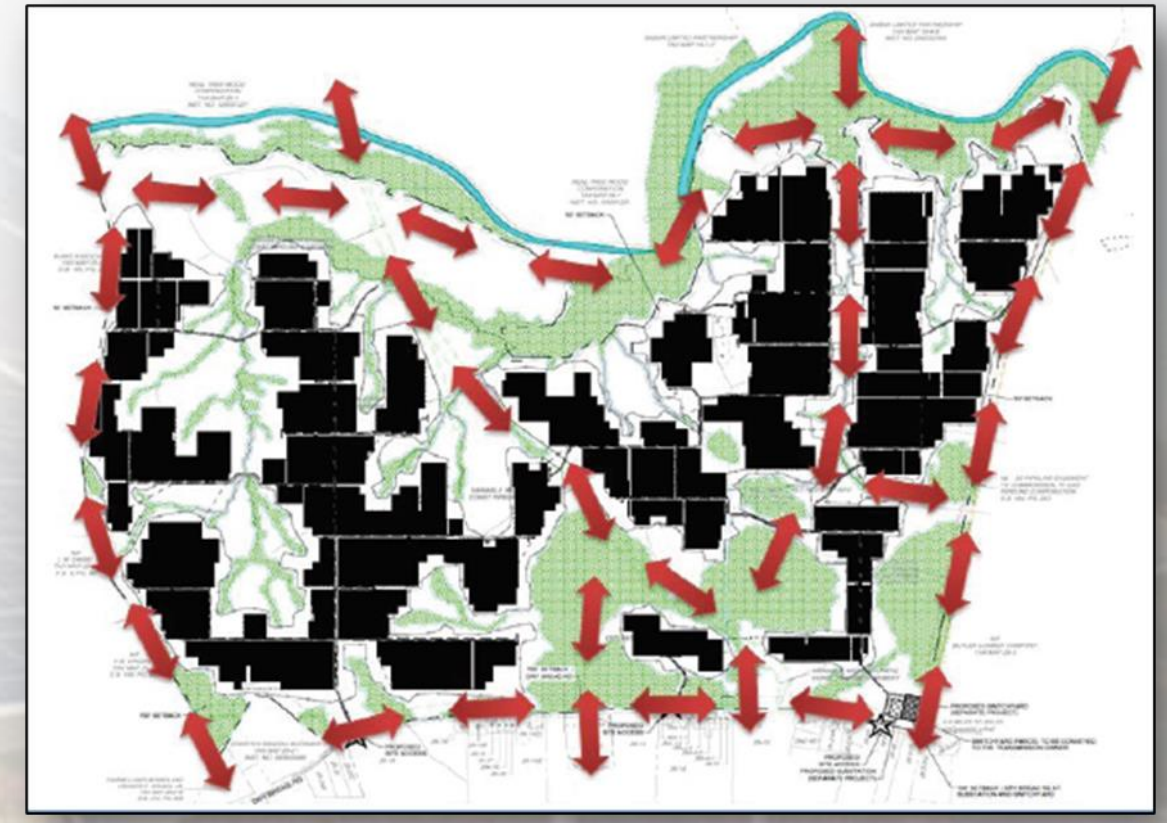
Infrastructure, Environmental, and Visual Concerns

- Impacts to roadways; traffic safety
- Reduction of wildlife mobility
- Alteration of existing topography and terraforming
- Impacts to soil conditions
- Erosion and sedimentation, impacts to water quality
- Removal of existing forested and agricultural areas
- Potential for contamination



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Use and Visual Impacts

- Rural character
- Relationship to other uses
- Scenic viewsheds

Agriculture Impacts

- Soil compaction
- Removal of topsoil
- Occupy large areas of land for up to 40 years
- May have impact on future reversion to agricultural uses
- Alteration of site topography may impact stormwater flow and water infiltration
- Options for Agrivoltaics

Stormwater Management

- Panels create semi-permeable cover
- Soil compaction created infiltration coefficients similar to concrete
- Stormwater and sediment basins
- Retaining existing vegetation
- Enhancing setbacks from wetlands
- Restrict total development until site/soil stabilization
- Native and pollinator-friendly plantings

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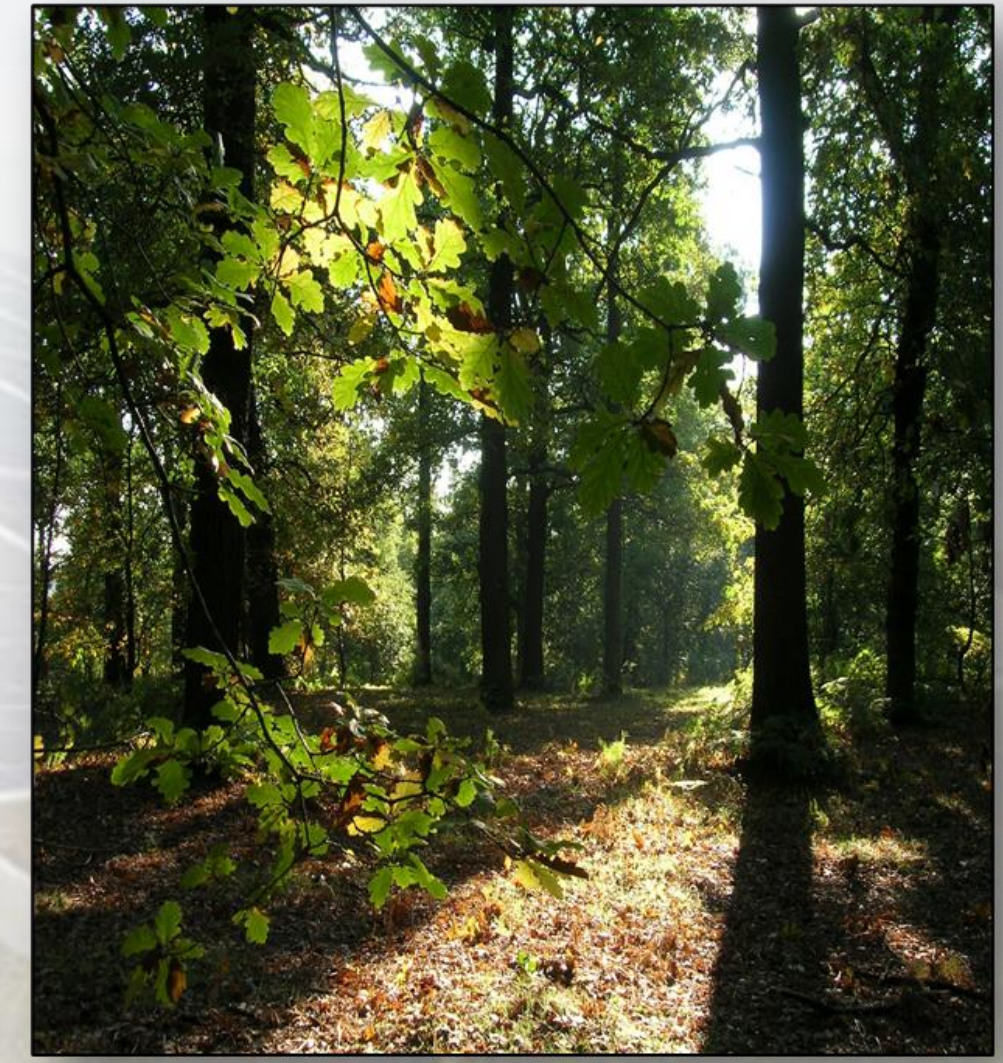
Decommissioning

- Facility lifespan
- Disposal impacts and recycling
- Requirements for applicants:
  - Decommissioning plan
  - Cost estimates
  - Bond or security



2232 Review & Use Permit Best Practices

- Establish Procedures and Minimum Application Content
  - **Use Permits**
    - 2232 Review
    - Consideration of Use Permit

…Siting Agreements

Mitigation Actions That May Be Better Served by Siting Agreement:

- Monetary compensation tied to potential impacts, infrastructure needs, or overarching community goals;
- Conservation of agricultural, forested, or wetlands (like self-imposed carbon credits or PDR);
- Unique conservation actions or other mitigation not tied directly to on-site land use;
- Revenue guarantees or balancing cash flow against changing taxes/depreciation schedule

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Questions
&
Discussion

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